CONSTRUCTION BULLETIN

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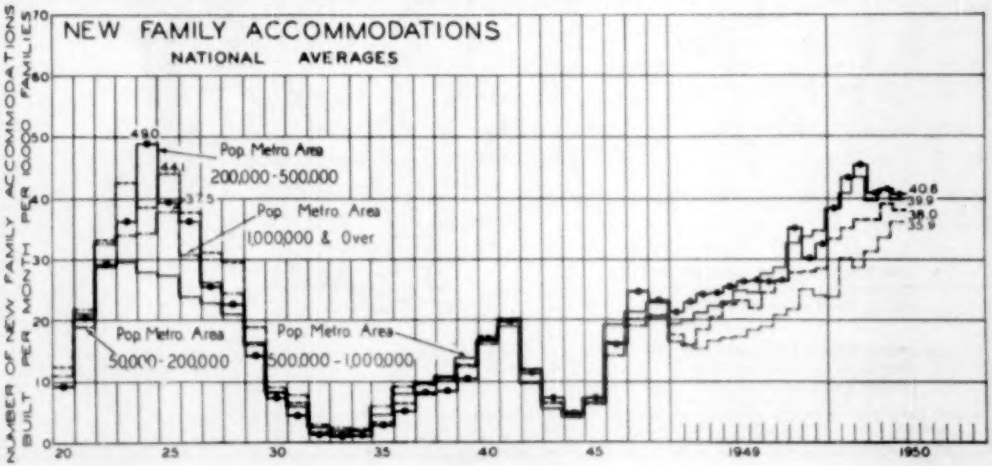
NEW HOUSING RECORD ASSURED

DESPITE the recent changes in credit regulations, 1950 will undoubtedly see a new record set for home building. Running at a breakneck pace, the housing boom has rolled through the first seven months of 1950, smashing one record after another. The total for seven months - 839,000 units started.

In order to equal last year's record output of 1,025,100 units the housing industry will have to turn out only 186,100 more in the last five months of 1950. It could do this with one hand. A fairly safe guess would be that 1950 construction volume will total something over 1,200,000 new housing starts, at least 17% above the 1949 record. We think that this is conservative because it is based on a 25% reduction in the rate achieved in the last five months of 1949. There is a good chance that the drop during the last five months of 1950 will not be that great. In that event this year's total will exceed 1,200,000.

On the following pages are our charts showing the rate of construction in 140 metropolitan areas through the first half of 1950. Virtually all of these areas are ahead of their 1949 pace. The map on page 390 shows that only 13 of the 140 areas are below the volume they reached during the first half of 1949.

Indications are that 1950's phenomenal construction boom has obliterated the housing shortage in quite a number of cities. Just so soon as reliable data become available, we will publish a series of charts showing the growth of the housing supply compared with the increase in the number of families.



Private residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The blue italicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 389 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION
FIRST HALF OF 1950 COMPARED WITH FIRST HALF OF 1949

• CITIES WHERE FIRST HALF OF 1950 RESIDENTIAL CONSTRUCTION IS ABOVE FIRST HALF OF 1949.

• CITIES WHERE FIRST HALF OF 1950 RESIDENTIAL CONSTRUCTION IS BELOW FIRST HALF OF 1949.

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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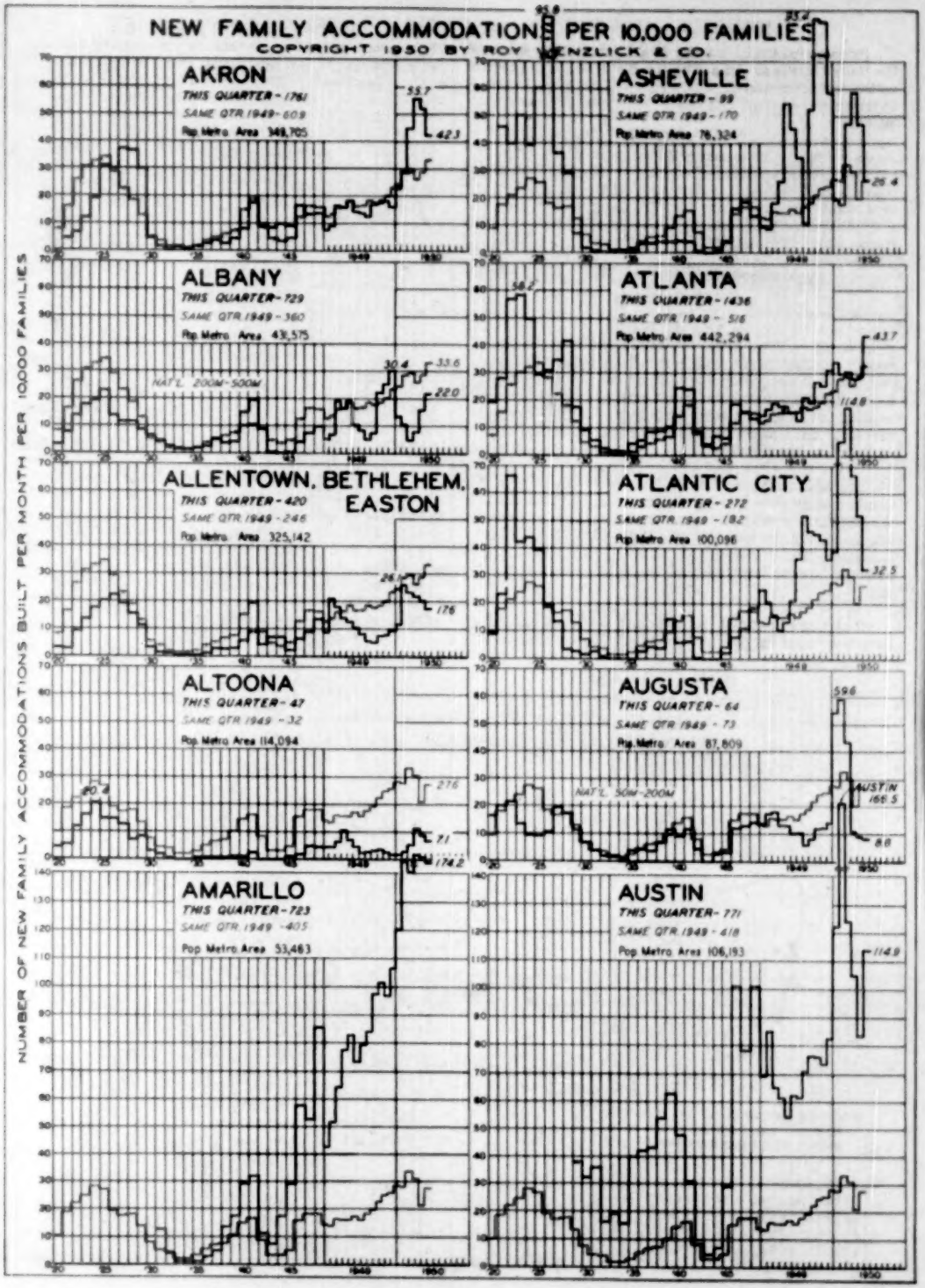

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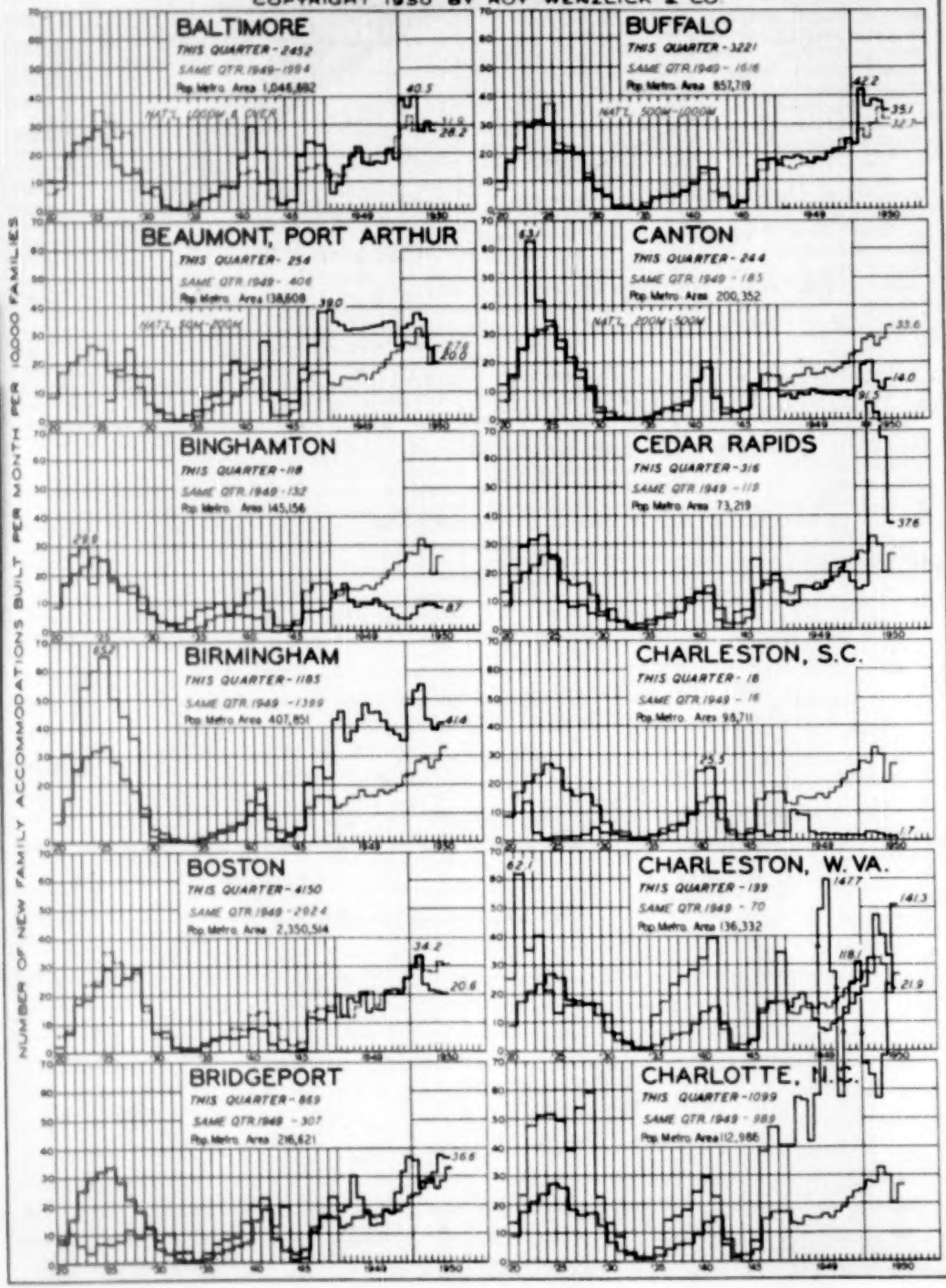

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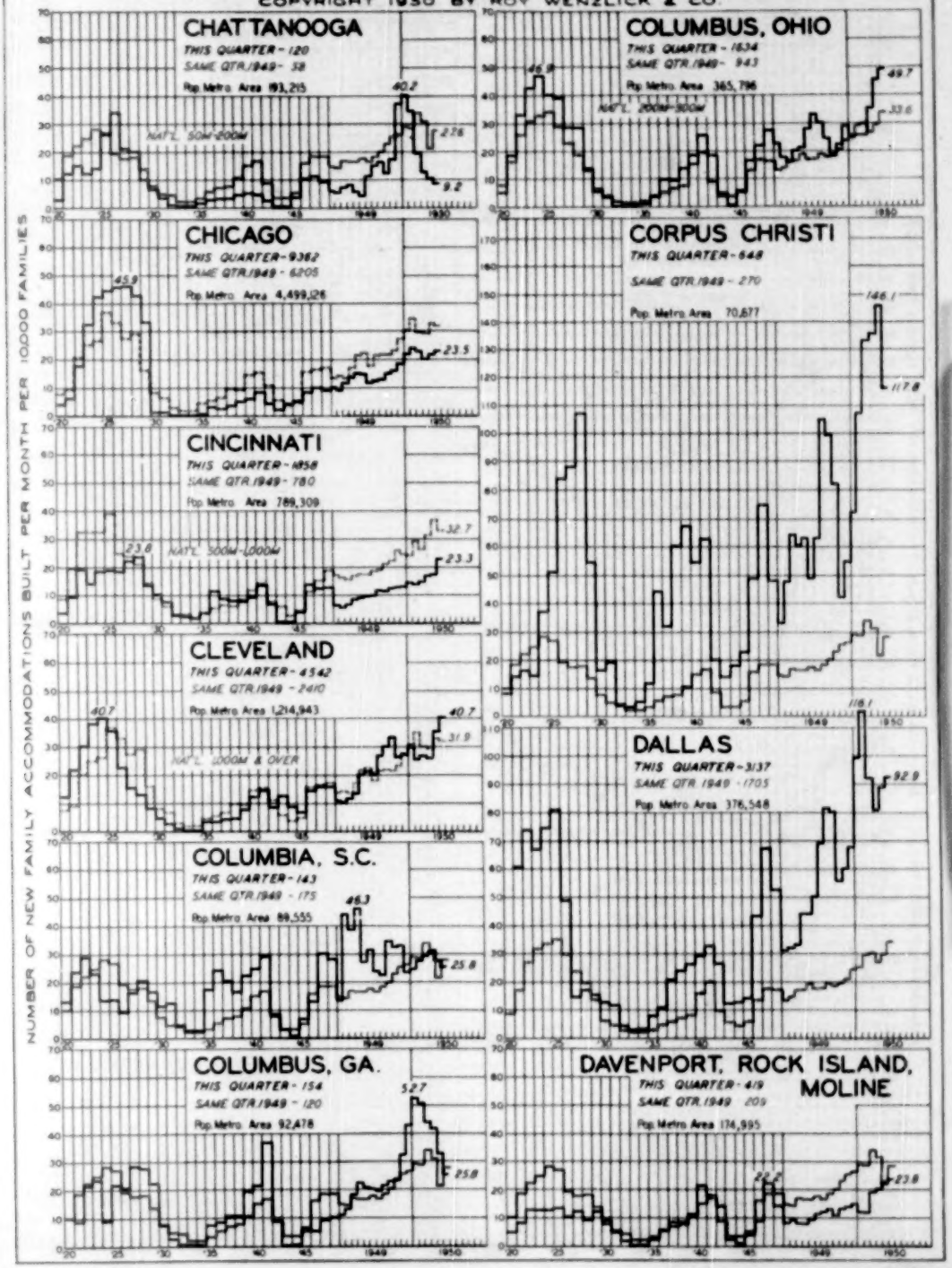

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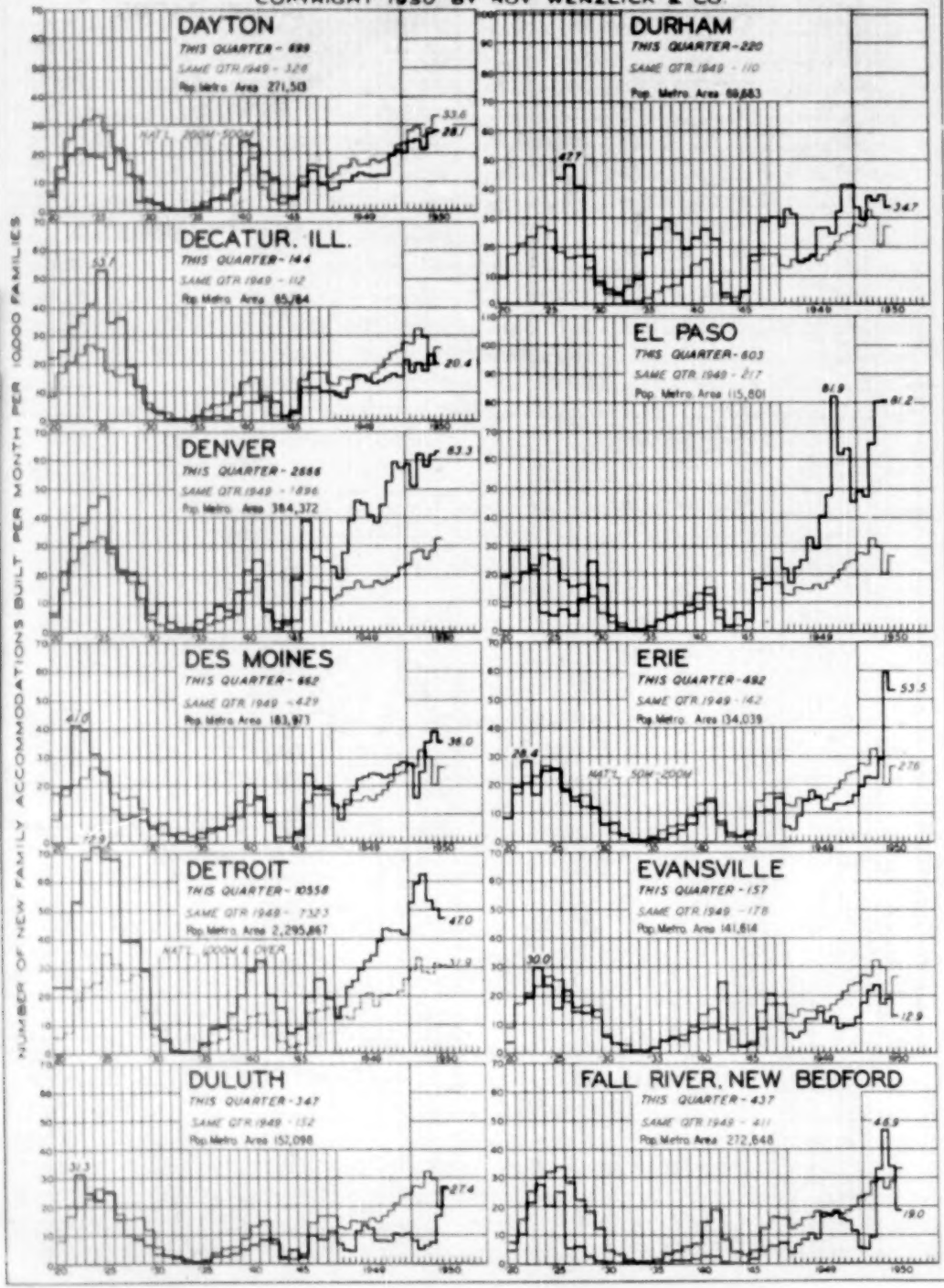
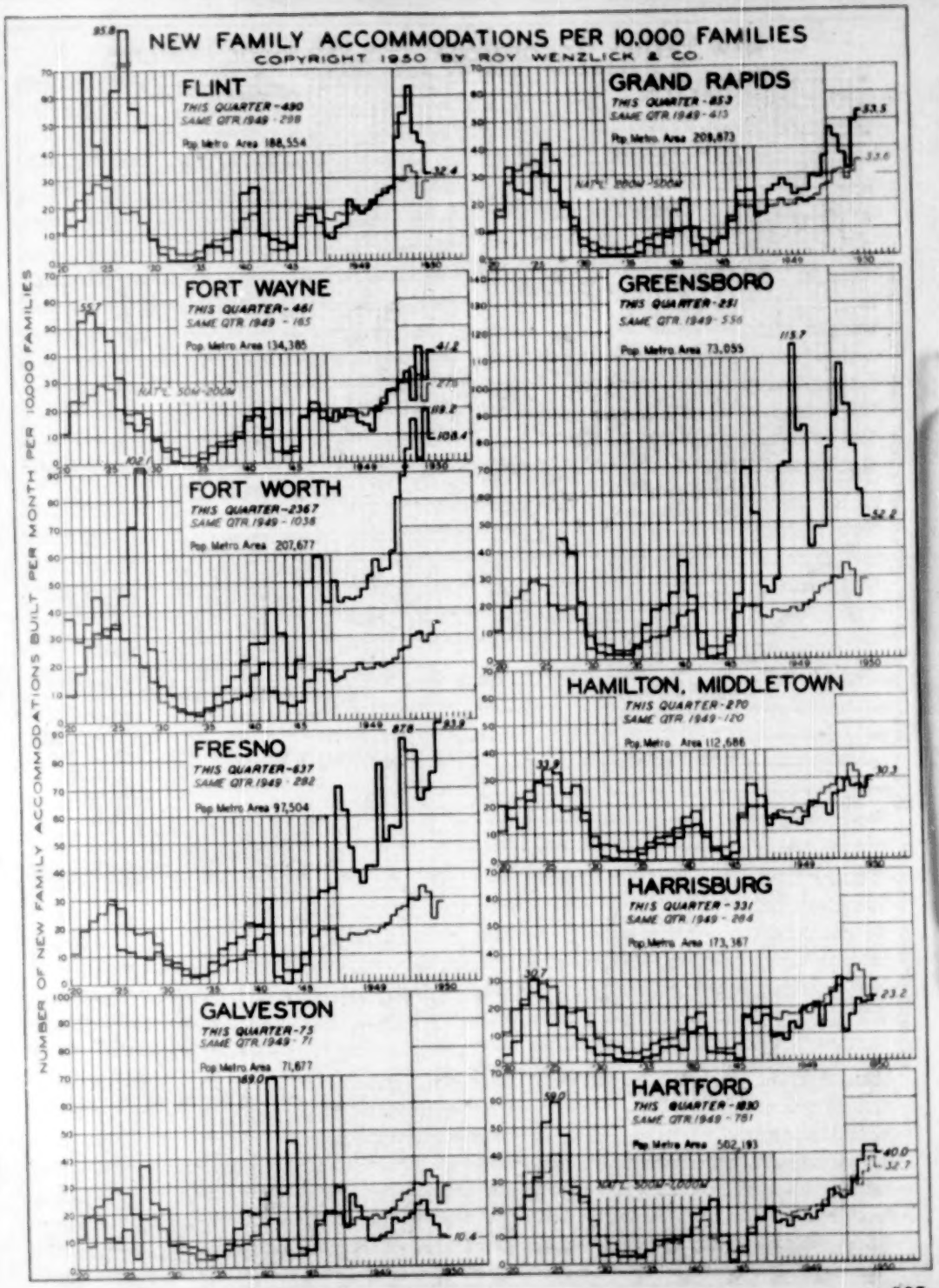
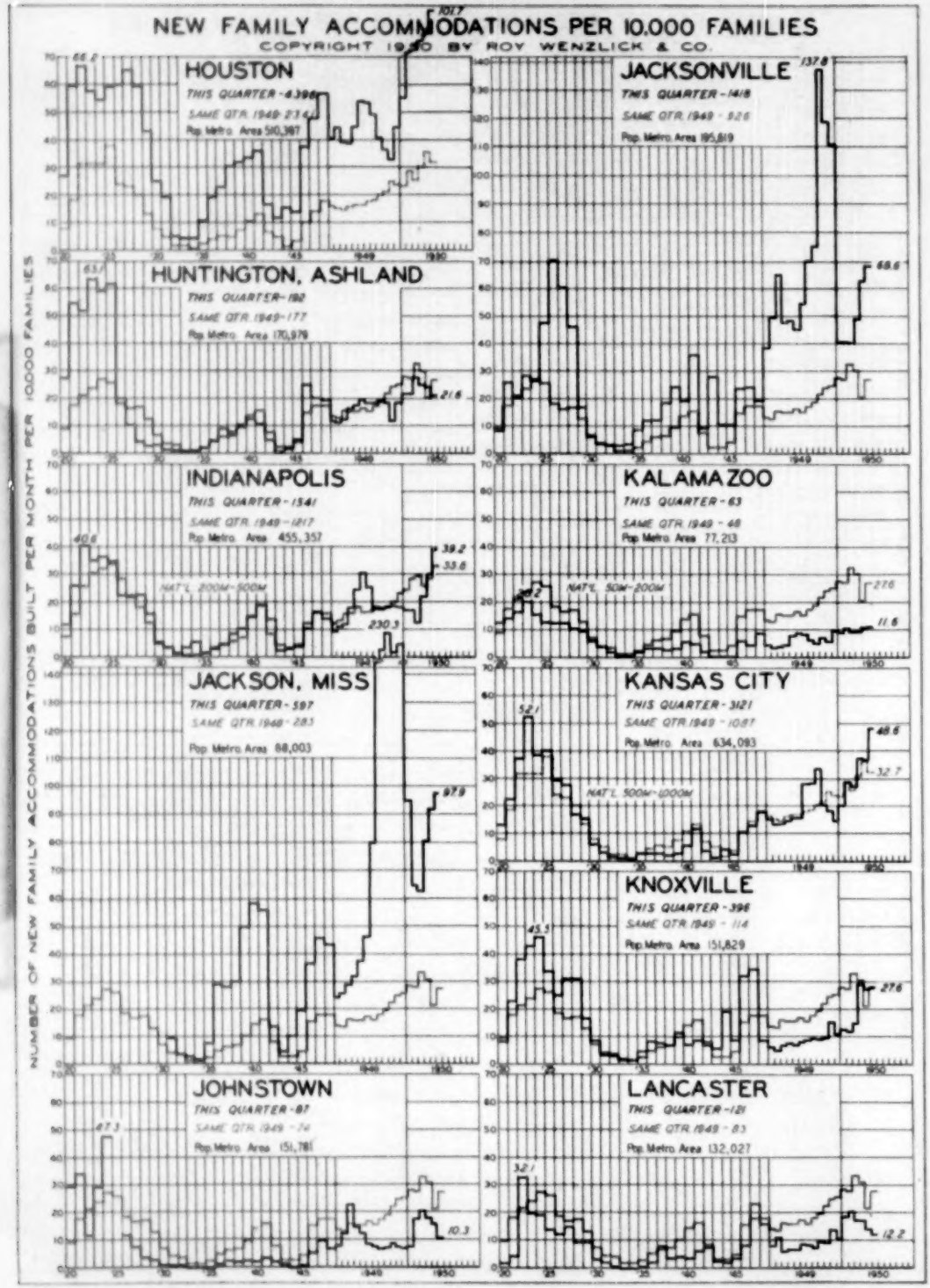



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES
COPYRIGHT 1950 BY ROY WENZLICK & CO.
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
FLINT
THIS QUARTER-490
SAME QTR.1949-298
Pop. Metro. Area 188,554
GRAND RAPIDS
THIS QUARTER-653
SAME QTR.1949-413
Pop. Metro. Area 208,873
NAT'L 200M-500M
FORT WAYNE
THIS QUARTER-461
SAME QTR.1949-165
Pop. Metro. Area 134,385
NAT'L 50M-200M
GREENSBORO
THIS QUARTER-251
SAME QTR.1949-556
Pop. Metro. Area 73,055
FORT WORTH
THIS QUARTER-2367
SAME QTR.1949-1038
Pop. Metro. Area 207,677
HAMILTON, MIDDLETOWN
THIS QUARTER-270
SAME QTR.1949-120
Pop. Metro. Area 112,686
FRESNO
THIS QUARTER-637
SAME QTR.1949-282
Pop. Metro. Area 97,504
HARRISBURG
THIS QUARTER-331
SAME QTR.1949-204
Pop. Metro. Area 173,367
GALVESTON
THIS QUARTER-75
SAME QTR.1949-71
Pop. Metro. Area 71,677
HARTFORD
THIS QUARTER-830
SAME QTR.1949-781
Pop. Metro. Area 502,193
NAT'L 500M-1000M


NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
HOUSTON
THIS QUARTER - 4396
SAME QTR. 1949 - 2314
Pop. Metro. Area 510,387
JACKSONVILLE
THIS QUARTER - 1418
SAME QTR. 1949 - 926
Pop. Metro. Area 195,619
HUNTINGTON, ASHLAND
THIS QUARTER - 192
SAME QTR. 1949 - 177
Pop. Metro. Area 170,979
INDIANAPOLIS
THIS QUARTER - 1541
SAME QTR. 1949 - 1217
Pop. Metro. Area 455,357
NAT'L. 200M-500M
KALAMAZOO
THIS QUARTER - 63
SAME QTR. 1949 - 48
Pop. Metro. Area 77,213
NAT'L. 50M-200M
JACKSON, MISS
THIS QUARTER - 597
SAME QTR. 1949 - 283
Pop. Metro. Area 88,003
KANSAS CITY
THIS QUARTER - 3121
SAME QTR. 1949 - 1087
Pop. Metro. Area 634,083
NAT'L. 500M-1000M
KNOXVILLE
THIS QUARTER - 396
SAME QTR. 1949 - 114
Pop. Metro. Area 151,829
JOHNSTOWN
THIS QUARTER - 87
SAME QTR. 1949 - 74
Pop. Metro. Area 151,781
LANCASTER
THIS QUARTER - 121
SAME QTR. 1949 - 83
Pop. Metro. Area 132,027

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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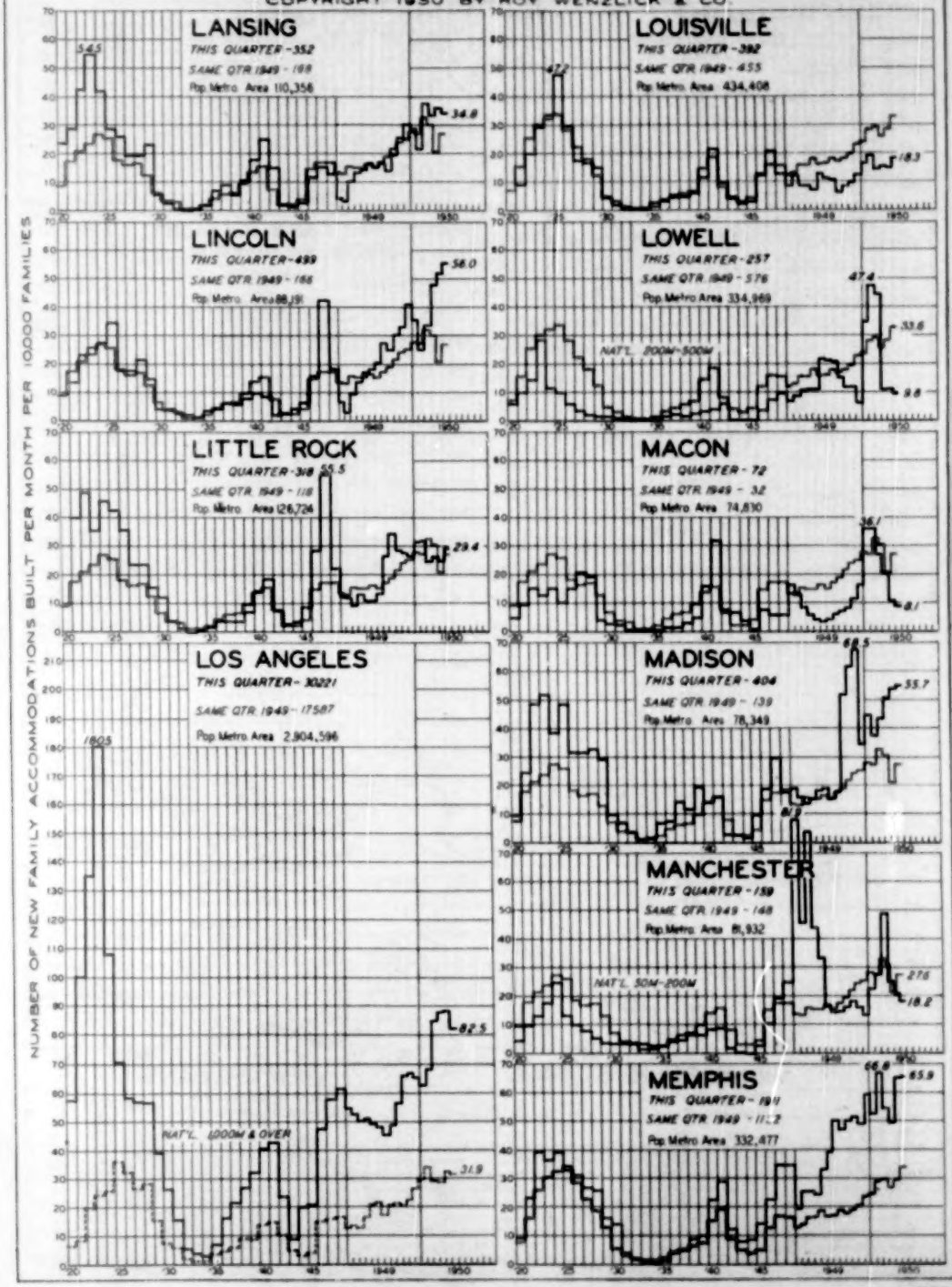

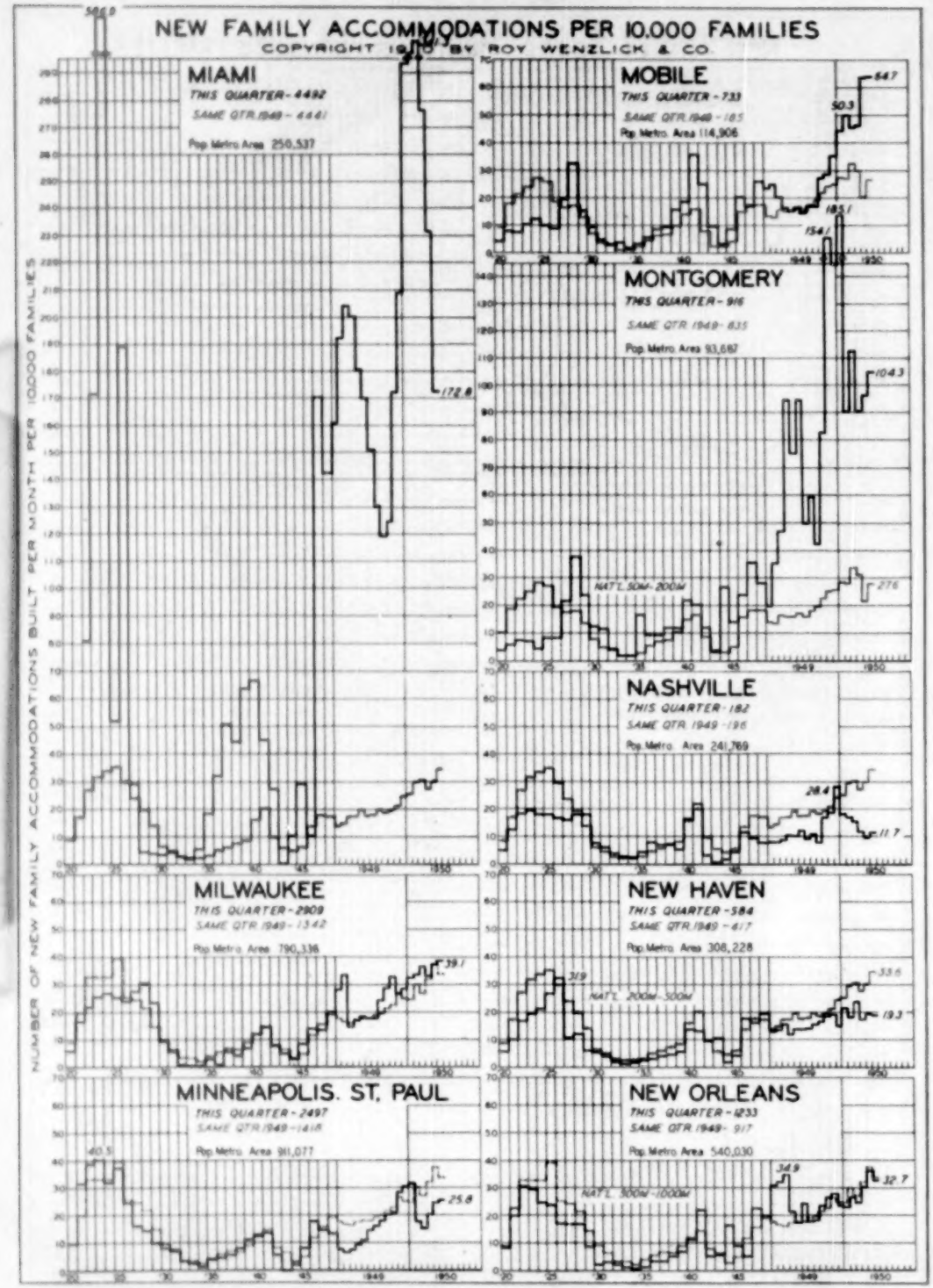
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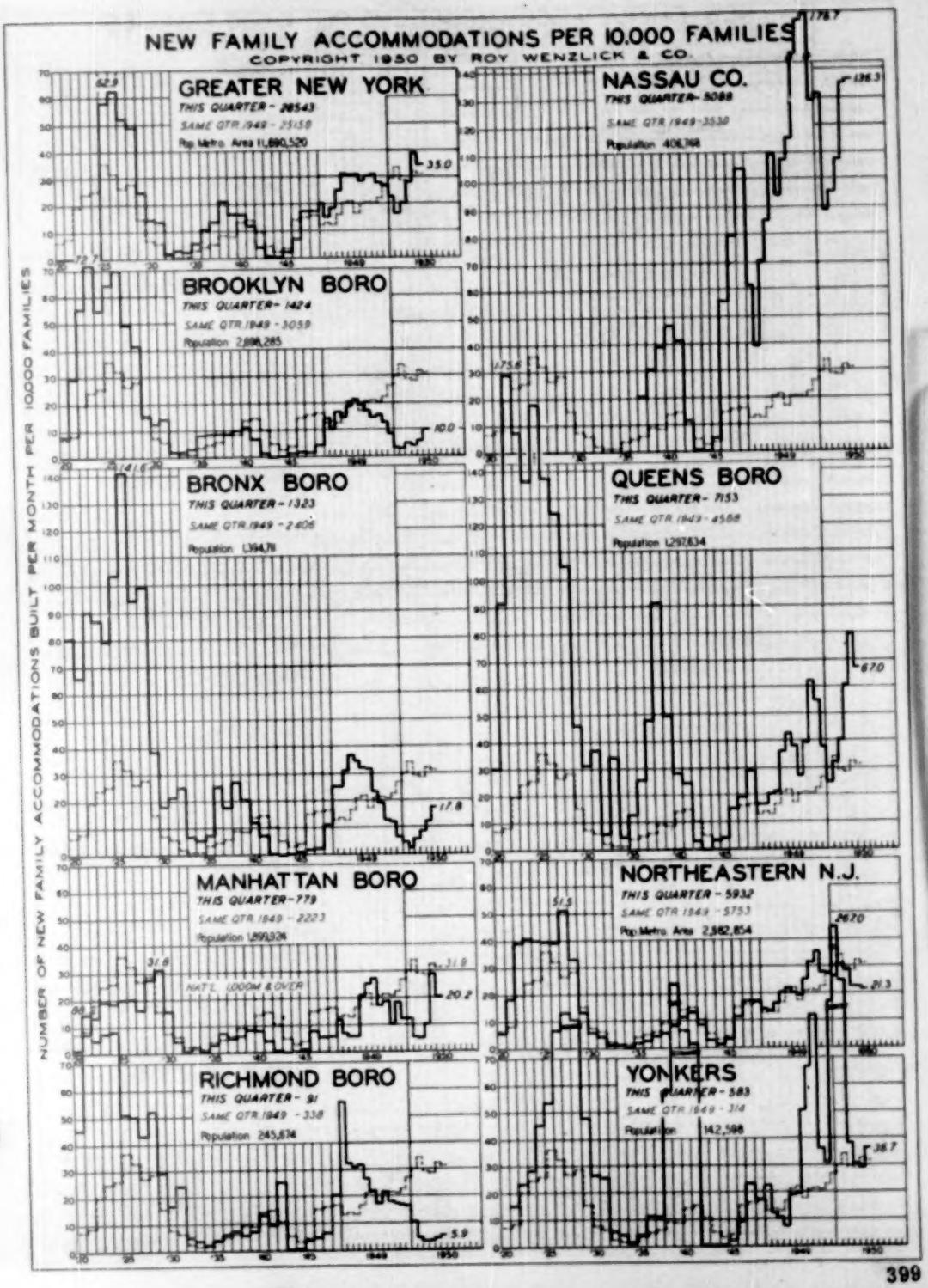
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
MIAMI
THIS QUARTER - 4492
SAME QTR. 1949 - 4441
Pop. Metro. Area 250,537
172.8
MOBILE
THIS QUARTER - 733
SAME QTR. 1949 - 185
Pop. Metro. Area 114,906
64.7
50.3
185.1
154.1
MONTGOMERY
THIS QUARTER - 916
SAME QTR. 1949 - 835
Pop. Metro. Area 93,687
104.3
NAT'L. 50M-200M
27.6
NASHVILLE
THIS QUARTER - 182
SAME QTR. 1949 - 196
Pop. Metro. Area 241,769
28.4
11.7
MILWAUKEE
THIS QUARTER - 2909
SAME QTR. 1949 - 1342
Pop. Metro. Area 790,336
39.1
NEW HAVEN
THIS QUARTER - 584
SAME QTR. 1949 - 417
Pop. Metro. Area 308,228
31.9
NAT'L. 200M-500M
33.6
19.3
MINNEAPOLIS. ST. PAUL
THIS QUARTER - 2497
SAME QTR. 1949 - 1418
Pop. Metro. Area 911,077
40.5
25.8
NEW ORLEANS
THIS QUARTER - 1233
SAME QTR. 1949 - 917
Pop. Metro. Area 540,030
34.9
NAT'L. 500M-1000M
32.7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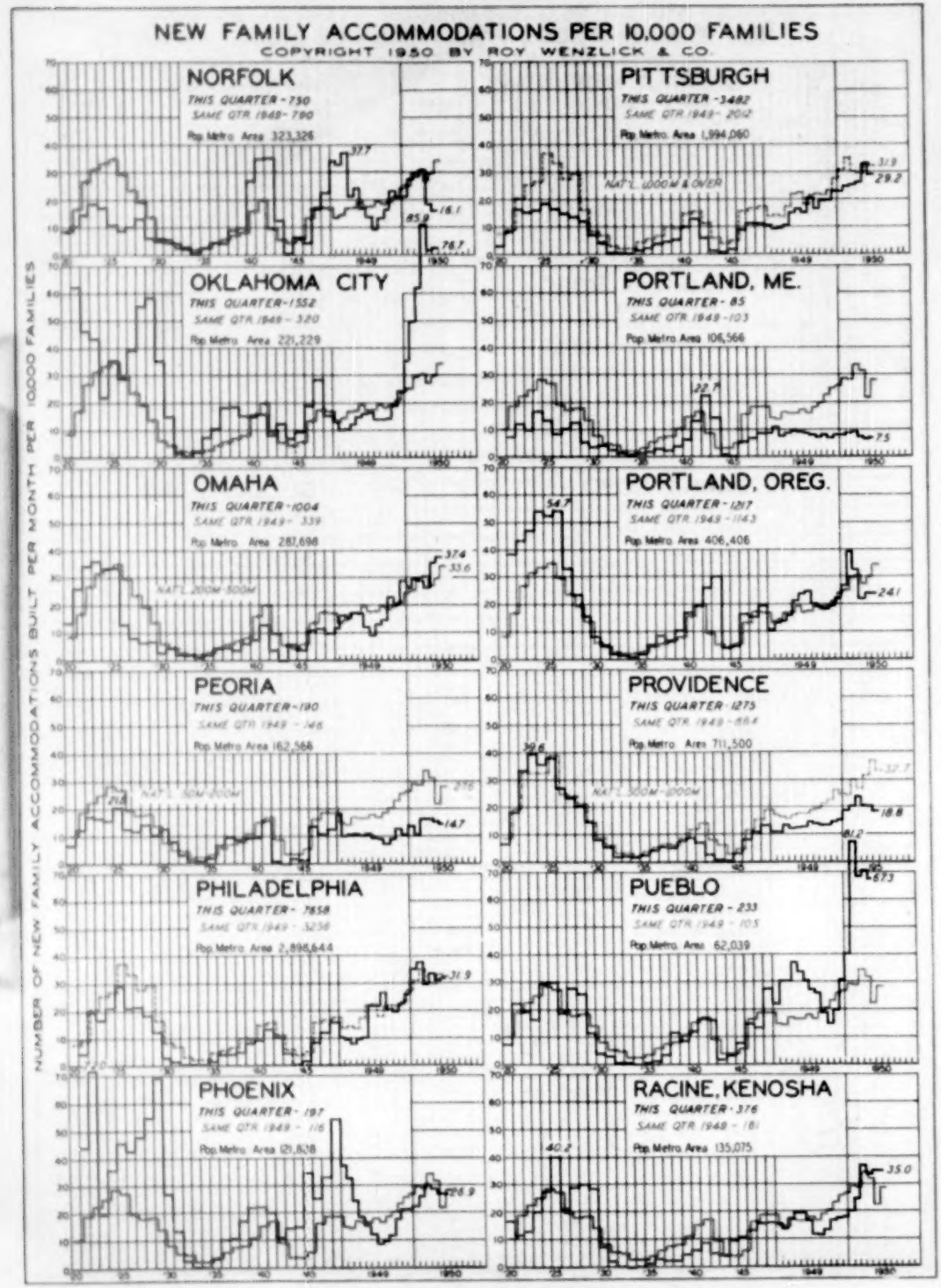
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
GREATER NEW YORK
THIS QUARTER - 28543
SAME QTR. 1949 - 25158
Pop. Metro. Area 11,690,520
62.9
35.0
NASSAU CO.
THIS QUARTER - 5088
SAME QTR. 1949 - 3530
Population 408,768
178.7
136.3
BROOKLYN BORO
THIS QUARTER - 1424
SAME QTR. 1949 - 3059
Population 2,698,285
72.7
10.0
175.6
BRONX BORO
THIS QUARTER - 1323
SAME QTR. 1949 - 2406
Population 1,394,711
141.6
17.8
QUEENS BORO
THIS QUARTER - 7153
SAME QTR. 1949 - 4588
Population 1,297,834
67.0
MANHATTAN BORO
THIS QUARTER - 779
SAME QTR. 1949 - 2223
Population 1,899,924
NAT'L. LOOOM & OVER
31.8
20.2
31.9
NORTHEASTERN N.J.
THIS QUARTER - 5932
SAME QTR. 1949 - 5753
Pop. Metro. Area 2,982,854
51.5
26.70
21.3
RICHMOND BORO
THIS QUARTER - 91
SAME QTR. 1949 - 338
Population 245,874
5.9
YONKERS
THIS QUARTER - 583
SAME QTR. 1949 - 314
Population 142,598
38.7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NORFOLK
THIS QUARTER - 750
SAME QTR 1949 - 790
Pop. Metro. Area 323,326
PITTSBURGH
THIS QUARTER - 3483
SAME QTR 1949 - 2012
Pop. Metro. Area 1,994,060
NAT'L 100M & OVER
OKLAHOMA CITY
THIS QUARTER - 1552
SAME QTR 1949 - 320
Pop. Metro. Area 221,229
PORTLAND, ME.
THIS QUARTER - 85
SAME QTR 1949 - 103
Pop. Metro. Area 106,566
OMAHA
THIS QUARTER - 1004
SAME QTR 1949 - 339
Pop. Metro. Area 287,698
NAT'L 200M-500M
PORTLAND, OREG.
THIS QUARTER - 1217
SAME QTR 1949 - 1143
Pop. Metro. Area 406,406
PEORIA
THIS QUARTER - 190
SAME QTR 1949 - 146
Pop. Metro. Area 162,568
NAT'L 50M-100M
PROVIDENCE
THIS QUARTER - 1275
SAME QTR 1949 - 664
Pop. Metro. Area 711,500
NAT'L 500M-1000M
PHILADELPHIA
THIS QUARTER - 7858
SAME QTR 1949 - 5238
Pop. Metro. Area 2,898,644
PUEBLO
THIS QUARTER - 233
SAME QTR 1949 - 105
Pop. Metro. Area 62,039
PHOENIX
THIS QUARTER - 197
SAME QTR 1949 - 116
Pop. Metro. Area 121,838
RACINE, KENOSHA
THIS QUARTER - 376
SAME QTR 1949 - 181
Pop. Metro. Area 135,075

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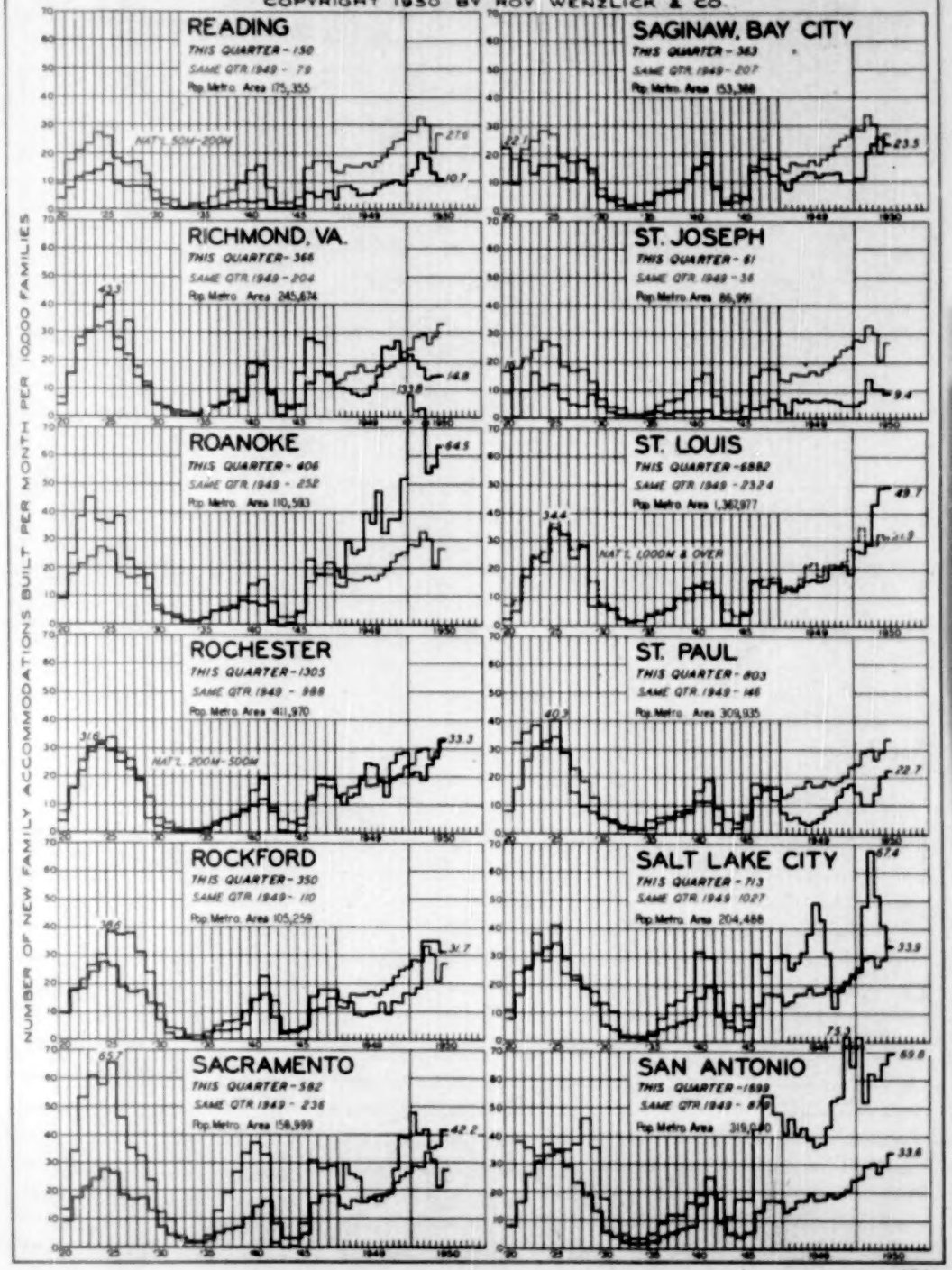

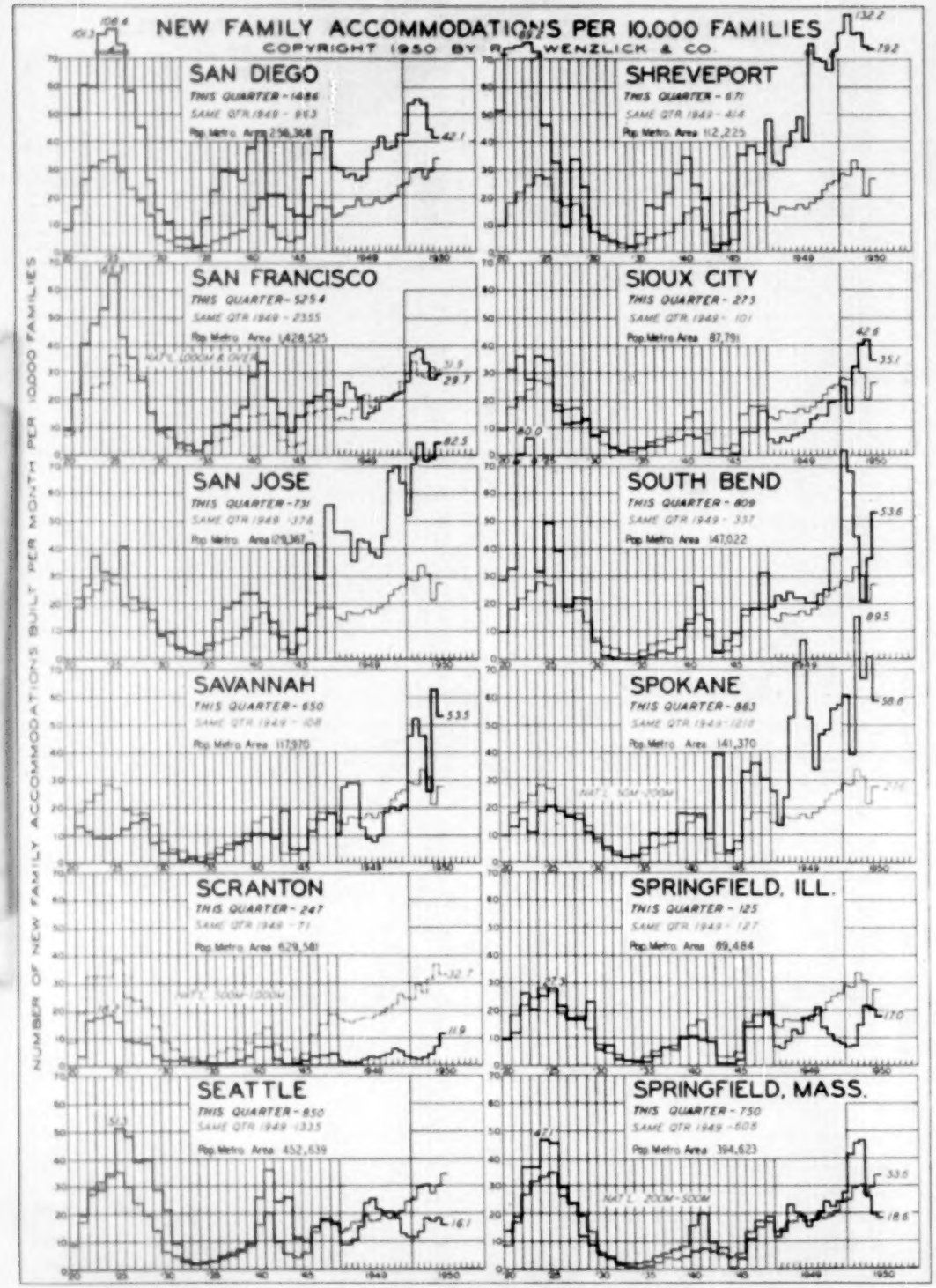
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SAN DIEGO
THIS QUARTER - 1486
SAME QTR. 1949 - 963
Pop. Metro. Area 258,308
SHREVEPORT
THIS QUARTER - 671
SAME QTR. 1949 - 414
Pop. Metro. Area 112,225
SAN FRANCISCO
THIS QUARTER - 5254
SAME QTR. 1949 - 2355
Pop. Metro. Area 1,428,525
NAT'L. 1,000M & OVER
SIOUX CITY
THIS QUARTER - 273
SAME QTR. 1949 - 101
Pop. Metro. Area 87,791
SAN JOSE
THIS QUARTER - 731
SAME QTR. 1949 - 378
Pop. Metro. Area 219,367
SOUTH BEND
THIS QUARTER - 809
SAME QTR. 1949 - 337
Pop. Metro. Area 147,022
SAVANNAH
THIS QUARTER - 650
SAME QTR. 1949 - 108
Pop. Metro. Area 117,970
SPOKANE
THIS QUARTER - 883
SAME QTR. 1949 - 1218
Pop. Metro. Area 141,370
NAT'L. 50M - 100M
SCRANTON
THIS QUARTER - 247
SAME QTR. 1949 - 71
Pop. Metro. Area 629,581
NAT'L. 500M - 1,000M
SPRINGFIELD, ILL.
THIS QUARTER - 125
SAME QTR. 1949 - 127
Pop. Metro. Area 89,484
SEATTLE
THIS QUARTER - 850
SAME QTR. 1949 - 1335
Pop. Metro. Area 452,639
SPRINGFIELD, MASS.
THIS QUARTER - 750
SAME QTR. 1949 - 608
Pop. Metro. Area 394,623
NAT'L. 200M - 500M

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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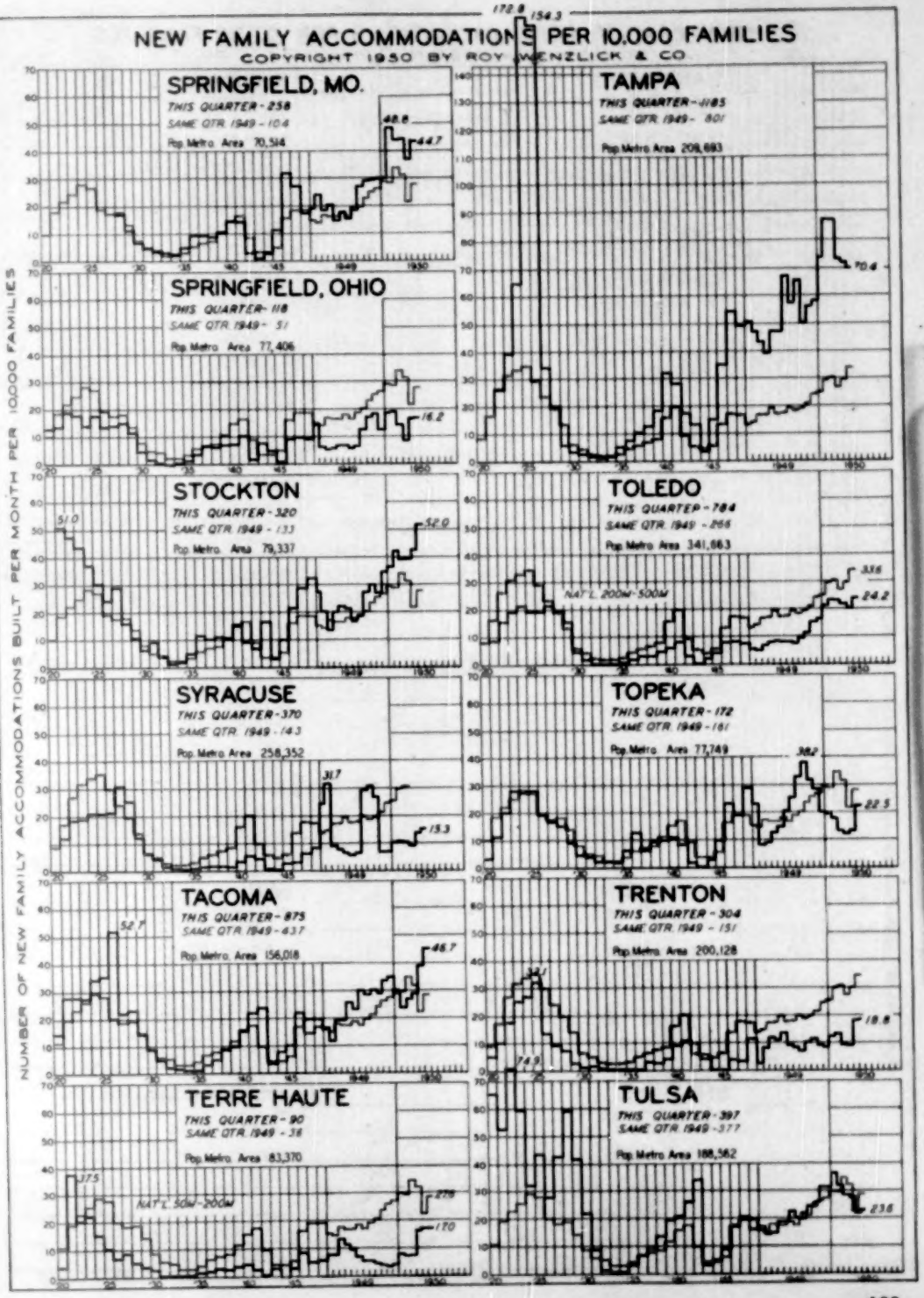

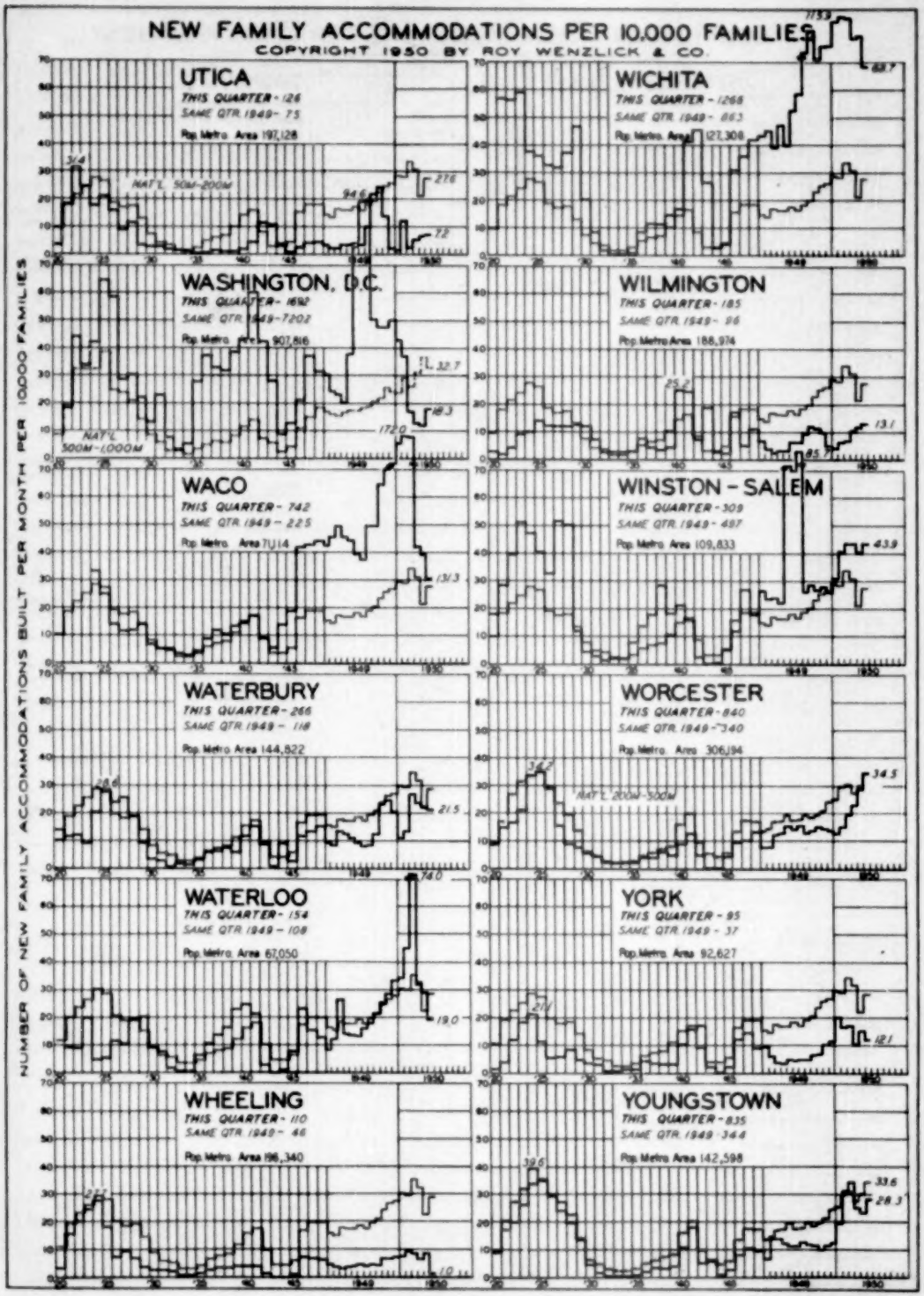
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UTICA
THIS QUARTER - 126
SAME QTR. 1949 - 75
Pop. Metro. Area 197,128
NAT'L 50M-200M
WICHITA
THIS QUARTER - 1268
SAME QTR. 1949 - 863
Pop. Metro. Area 127,308
WASHINGTON, D.C.
THIS QUARTER - 1692
SAME QTR. 1949 - 7202
Pop. Metro. Area 907,816
NAT'L 500M-1,000M
WILMINGTON
THIS QUARTER - 185
SAME QTR. 1949 - 96
Pop. Metro. Area 188,974
WACO
THIS QUARTER - 742
SAME QTR. 1949 - 225
Pop. Metro. Area 71,114
WINSTON - SALEM
THIS QUARTER - 309
SAME QTR. 1949 - 497
Pop. Metro. Area 109,833
WATERBURY
THIS QUARTER - 266
SAME QTR. 1949 - 118
Pop. Metro. Area 144,822
WORCESTER
THIS QUARTER - 840
SAME QTR. 1949 - 340
Pop. Metro. Area 306,194
NAT'L 200M-500M
WATERLOO
THIS QUARTER - 154
SAME QTR. 1949 - 108
Pop. Metro. Area 67,050
YORK
THIS QUARTER - 95
SAME QTR. 1949 - 37
Pop. Metro. Area 92,627
WHEELING
THIS QUARTER - 110
SAME QTR. 1949 - 46
Pop. Metro. Area 196,340
YOUNGSTOWN
THIS QUARTER - 835
SAME QTR. 1949 - 344
Pop. Metro. Area 142,598